



MULTI-USE / CREATIVE SPACE FOR LEASE

1837 W. Fulton Street

KINZIE CORRIDOR // CHICAGO, IL 60612

Zach Pruitt
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Sarah Aiyash
630.270.2339
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1837

W. Fulton Street

Unit Size:	±1,700 SF
Kitchen Size:	240 SF
Interior Dimensions:	23' (E/W) x 49'-4" (N/S)
Restrooms:	One (1)
Clear Height:	12'-1"
Floors:	Painted hardwood
Mechanicals:	Heat & A/C
Lighting:	LED
Zoning:	PMD-4A
Lease Rate:	\$3,400/mo MG



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AVAILABLE SPACE

±1,700 SF

Additional basement storage available

PROPERTY HIGHLIGHTS

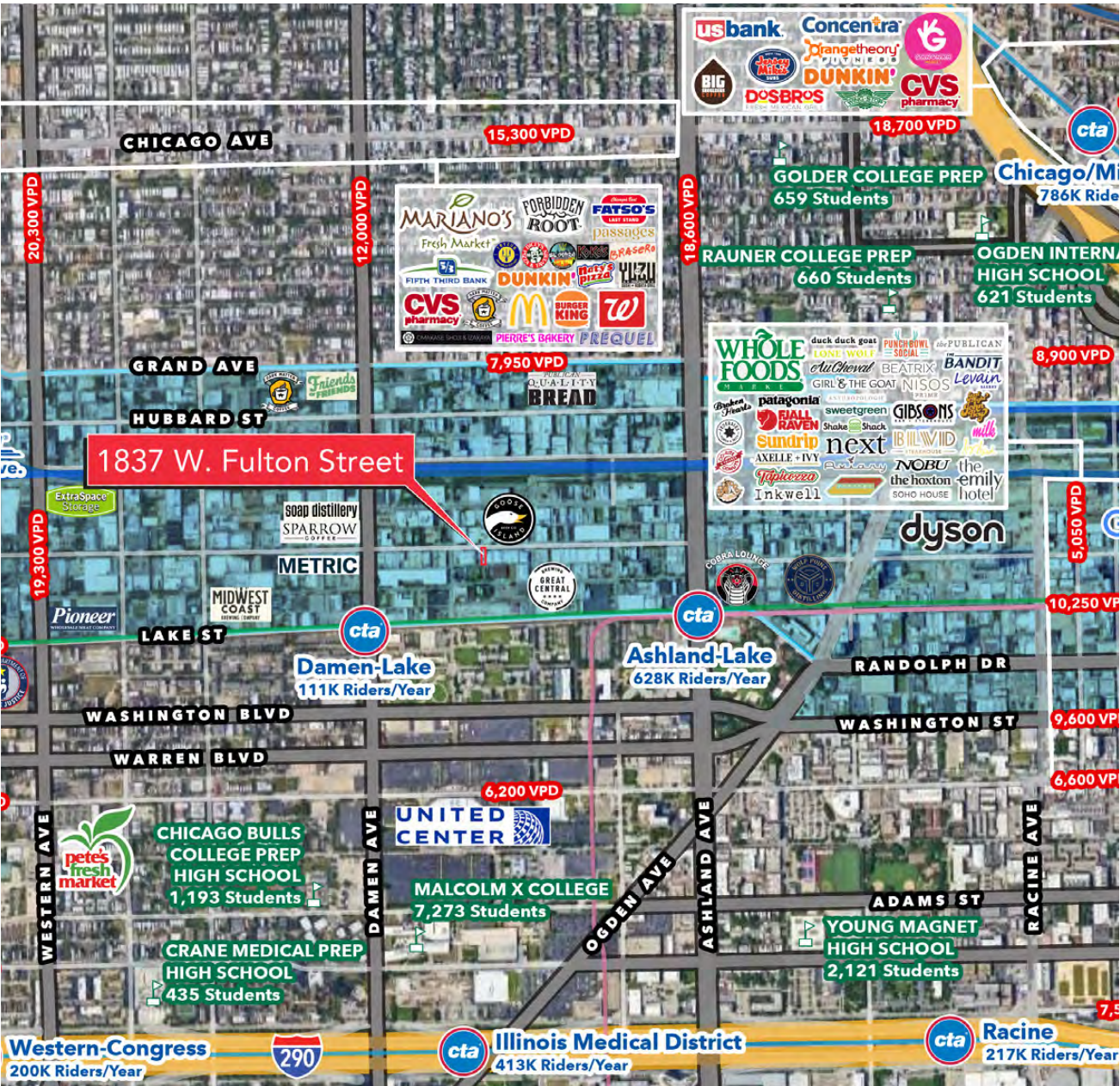
- + PMD-4A zoning allows a wide variety of uses including artist workspace, accessory gallery, showroom, office, retail, and design studio
- + High-image location with 25' of frontage along W. Fulton Street
- + Open layout with full kitchen and restroom
- + Steps from Grand & Wolcott bus stop and a 7 minute walk to the Damen & Lake CTA Green Line 'L' station
- + Across the street from Goose Island Taproom
- + Fenced and paved patio
- + Lease Rate: \$3,400 per month modified gross



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LOCATION BASED INCENTIVES

OPPORTUNITY ZONE
QUALIFIED

HUB ZONE
QUALIFIED

ENTERPRISE ZONE
QUALIFIED

Industrial Corridor:	Yes
Community Area:	Kinzie Corridor
Submarket:	Near West Side
Ward:	27th
Alderman:	Ald. Walter Burnett Jr.

TAX INCREMENT FINANCING (TIF):
Kinzie Industrial Conservation Area

SMALL BUSINESS IMPROVEMENT FUND (SBIF):
Kinzie Industrial Corridor SBIF
SBIF APPLICATION PERIOD: OCTOBER 2025

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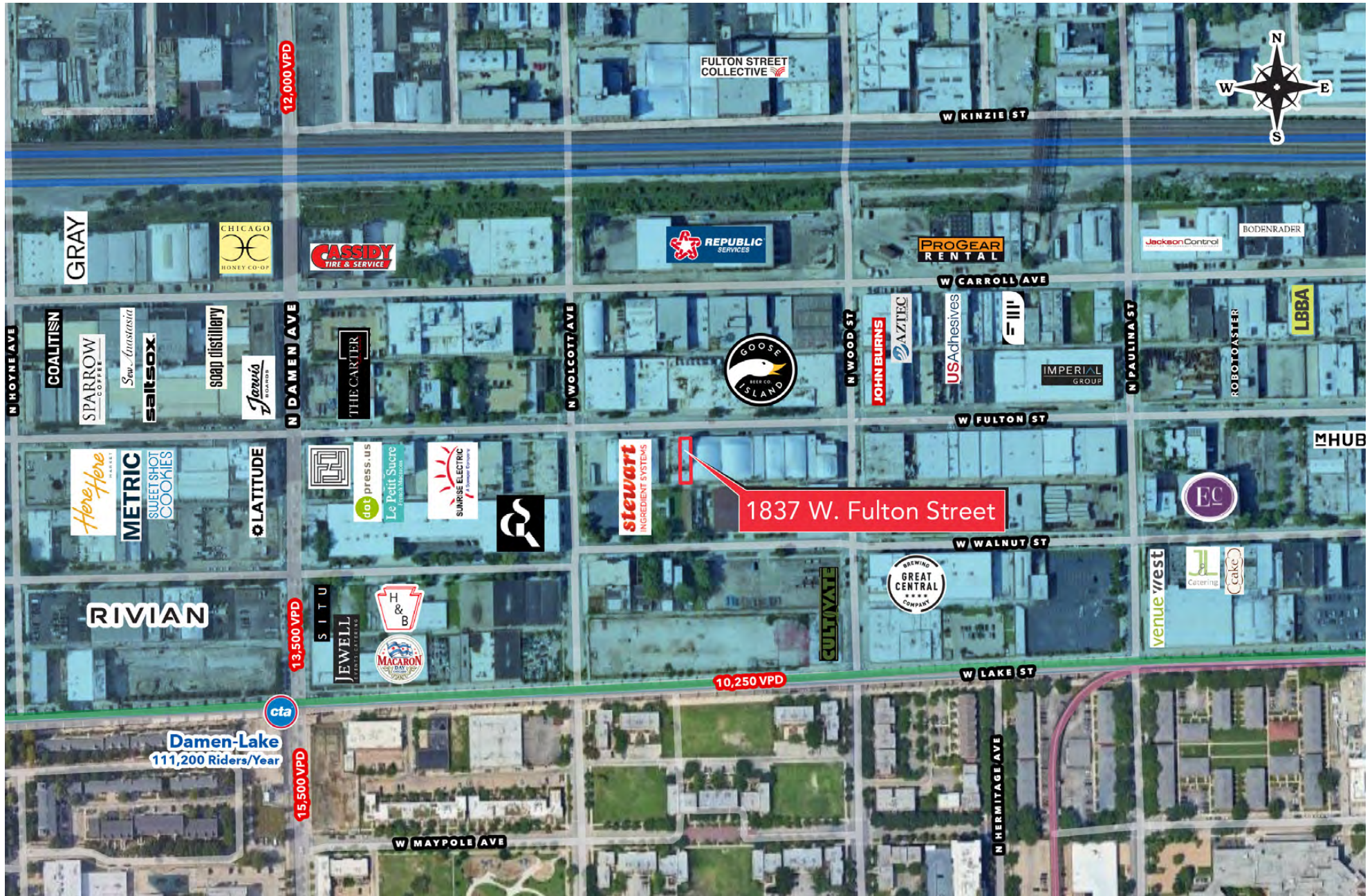
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FOR MORE INFORMATION CONTACT

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